

Proposed Lake Elsinore Middle School No. 5 Site, Lake Elsinore, California



SEEKING YOUR COMMENTS ON THE PLAN TO CLEANUP THE PROPOSED SCHOOL SITE

*DTSC is one of six
Boards and
Departments within
the California
Environmental
Protection Agency.
The Department's
mission is to restore,
protect and enhance
the environment,
to ensure public health,
environmental
quality and
economic vitality,
by regulating
hazardous waste,
conducting and
overseeing
cleanups, and
developing
and promoting
pollution prevention.*

State of California



**California
Environmental
Protection Agency**



INTRODUCTION

As you may know from our June 2003 letter and survey, the Lake Elsinore Unified School District (LEUSD) is proposing to build a new Middle school at 18690 and 18730 Grand Avenue, Lake Elsinore (see map on page 3). The boundaries of the site are Grand Avenue on the southwest, and Gregory Place on the southeast.

The investigations detected dioxins in soil samples at concentrations that exceed California State Department of Toxic Substances Control's (DTSC) health risk levels for school sites. Based on those results, LEUSD is proposing to remove approximately 50 cubic yards (75 tons) of dioxin contaminated soil from the site.

This fact sheet describes the environmental investigations, the proposed cleanup activities, announces the 30-day public comment period and invites you to review and comment on the site cleanup plan known as Draft Removal Action Workplan (RAW) for the proposed Middle School No. 5 Site.

Public Comment Period

September 4 to October 3, 2003

We invite you to provide us with your comments and questions about the Draft Removal Action Workplan (RAW) for the Proposed Middle School No. 5 site. The purpose of the public comment period is to give you an opportunity to submit comments on the Draft RAW.

Written comments must be post marked by October 1, 2003 and sent to:

Ms. Angela Ortega,
DTSC Project Manager
5796 Corporate Avenue
Cypress, CA 90630
Email: AOrtega@dtsc.ca.gov

Si desea información en español,
comuníquese con el:
Sr. Eloy Florez at (818) 551-2875.

If you need information in any other
language, please contact:
Ms. Maya Akula at (818) 551-2917.

THIS FACT SHEET TELLS YOU:

- What we found
- That it is not a risk to public health
- How it may have gotten there
- Cleanup options
- Why and how the LEUSD plans to clean it up
- How you can tell us what you think
- Who to contact for more information

The site cleanup will be conducted by LEUSD with the oversight of DTSC. LEUSD is responsible for site selection, purchasing the property, site cleanup and construction. The school is tentatively scheduled to open in 2005.

DTSC is responsible to ensure that the cleanup work meets the state and federal standards that protect the public's health and the environment. Under guidelines of the California Environmental Quality Act (CEQA), DTSC has prepared a **draft Notice of Exemption** (NOE) for this project. The NOE states that the project will not have significant negative effect on human health and the environment because of the short duration, relatively low volume of contaminated soil that will be excavated, and the controlled manner in which soils will be excavated, loaded onto trucks and taken off-site for disposal.

SITE INVESTIGATIONS

The LEUSD conducted an initial investigation known as a Preliminary Environmental Assessment as well as follow-up investigations at the 29.08-acre vacant lot in 2001 and 2002. The soil was tested at several locations. The investigations detected dioxins at elevated human health risk levels for school sites in one localized area.

As a result of the findings, a site cleanup, known as a Removal Action, is being proposed to remove the contaminated soil. DTSC will oversee the removal action and will ensure that the removal is performed in a manner that does not result in any harm to people or the environment.

NOT A RISK TO THE PUBLIC

The soil is not currently a risk to the people who work or live near the site because it is fenced and the public is unable to access it.

After the contaminated soil is removed, the Site will be safe for unrestricted use.

HOW THE CHEMICALS GOT THERE – WHY A CLEANUP IS NEEDED

The source of the dioxins found at the site is unknown. Based on historical records, past operations at this site included agriculture, a landscaping equipment storage shed, tool shed, chicken coops and residences.

Although dioxins occur naturally in the environment, the source of elevated levels of dioxins in this localized area is not known. The dioxins are to be removed prior to the school construction process to ensure students, staff and faculty are not exposed.

CLEANUP OPTIONS

The final draft RAW identifies and screens possible removal action options based on their effectiveness, feasibility and cost. Based on this screening, three options were selected for further evaluation:

- Option 1 – No action
- Option 2 – Excavation and Offsite Disposal
- Option 3 – Soil Capping

Any cleanup plan has to protect human health and the environment, have a reasonable cost and be shared with the community. Because of the localized nature of the dioxins, the best plan that meets these goals is Option 2 (Excavation and Offsite Disposal). This option was selected because it ensures the protection of human health and the environment; and is easily implemented, cost-effective and permanent.

HOW LEUSD PLANS TO CLEAN IT UP

The proposed plan is to use construction equipment (a backhoe) to dig out and remove approximately 75 tons of soil from an area approximately 32 ft. by 40 ft. by 1 ft. deep. The soil will be transported to a state approved disposal facility in Beatty, Nevada. It is estimated this material will be removed in about eight truckloads. The cleanup may last two days. This includes digging out the soil, transporting it, and conducting confirmation soil sampling and analysis. The work is anticipated to in October 2003.

SAFETY AND DUST CONTROL DURING CLEANUP

If the cleanup plan is approved as written, some noise from the soil removal equipment can be expected during the cleanup. This distraction will be kept to a minimum. No traffic delays are expected due to the trucks traveling to and from the site.

The trucks will enter and exit the site from the Grand Avenue entrance.

LEUSD will take the following actions to ensure safety on the site and minimize the impact of dust during the cleanup action:

- The entire site will be restricted to authorized personnel only.
- All vehicles will maintain low speeds while on the property.
- The work areas will be lightly sprayed or misted with clean water to prevent dust.
- Soil will be loaded into containers with locking lids.
- Water will be sprayed on soil after it is loaded into the containers to further prevent dust.

- The air will be monitored at the site to ensure the amount of dust stays at safe levels.
- No excavated soil will be left onsite.
- Trucks carrying the closed containers of soil will transport the soil offsite immediately after loading and properly securing the containers.

COMMUNITY CONCERNS EXPRESSED IN SURVEY REPSONSES

The following information addresses the community concerns received to the survey mailed in June 2003.

- Impact to animal species: Implementation of the proposed project will not impact any state or federally listed rare, threatened, or endangered species. Hawks identified at the Site are considered migratory birds; they are not listed as a rare, threatened or endangered species.
- Pesticide use: Development of a school would represent a reduction in pesticide-related nutrients over previous agricultural and/or livestock uses because Best Management Practices (BMPs) will be implemented in including the use of temporary ditches, sandbagging, desilting basins, and erosion control landscaping.
- Traffic: A Traffic Impact Analysis has been completed. After the mitigation measures documented in the traffic study are implemented (including signaling the intersection of Grand Avenue and Gregory Place), traffic will not be a significant impact.

YOUR CHANCE TO MAKE COMMENTS

You have the opportunity to review and comment on the **Draft RAW**. The 30-day public comment period starts on September 4, 2003 and ends on October 3, 2003, during which time you can review and send comments and/or questions to us on the proposed cleanup option. Your comments must be postmarked no later than October 3, 2003. Send comments to Ms. Angela Ortega, DTSC Project Manager, 5796 Corporate Avenue, Cypress, CA 90630.

We would very much like to hear your thoughts and comments (see Comment Form).

WHERE TO FIND SITE DOCUMENTS (Technical Reports)

The proposed cleanup plan is described in detail in the document titled "Final Draft Removal Action Workplan for Proposed Middle School No. 5, 18690 and 18730 Grand Avenue, Lake Elsinore, California". This document also includes a health and safety plan that will be used during the removal action. 7

If you have any questions about the project or cleanup activities, please call the following persons at our agency: Ms. Maya Akula, Public Participation Specialist, at (818) 551-2917; or Ms. Angela Ortega, DTSC Project Manager, at (714) 484-5490.

Si desea información en español, comuníquese con el Sr. Eloy Florez, Especialista en Participación Pública del DTSC, al (818) 551-2875.

For media inquiries, please contact Jeanne Garcia, Public Information Officer, at (818) 551-2176. For more information about the DTSC, please visit our web site at www.dtsc.ca.gov.

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can use the California Relay Service at 1-888-877-5378 to reach DTSC Public Participation Specialist, Maya Akula, at (818) 551-2917.

WHO TO CALL FOR INFORMATION

If you have questions regarding the DTSC environmental investigation or cleanup activities, please contact:

Maya Akula, DTSC Public Participation Specialist, at (818) 551-2917

Si desea información en español, comuníquese con:

Eloy Florez, Especialista en Participación Pública de el DTSC, al (818) 551-2875

LEUSD Contact:

Dan Lovingier, Manager Facilities Services, at (909) 245-8297

Project Documents are available for public review at the following locations:

Lake Elsinore Library

600 West Graham

Lake Elsinore, CA 92530

Phone: (909) 674-4517

Hours:

Monday, Thursday and Friday: 11 am – 6 pm

Tuesday and Wednesday: 1 pm – 8 pm

Saturdays: 10 am – 3 pm

Closed Sundays

Department of Toxic Substances Control

Regional Records Office

5796 Corporate Avenue

Cypress, CA 90630

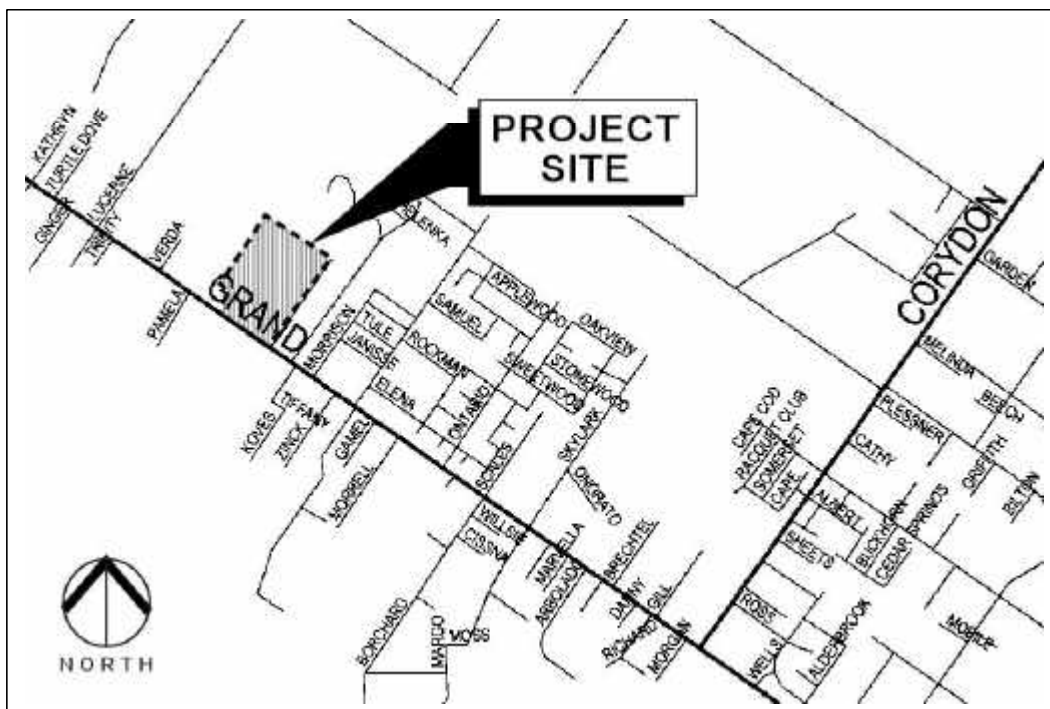
Contact: Julie Johnson

Phone: (714) 484-5300

Hours:

Monday-Friday: 8 am – 5 pm

SITE LOCATION MAP



Notice to Hearing-Impaired Individuals

To obtain additional information about the Site please call the California State Relay Service at (888) 877-5378 (TDD) or call Ms. Maya Akula, DTSC Public Participation Specialist, at (818) 551-2917.